

<b>000585</b>		<b>REQUEST FOR COUNCIL ACTION</b> <b>CITY OF SAN DIEGO</b>		1. CERTIFICATE NUMBER (for auditor's use only) <b>332</b> <b>N/A</b>	
TO: <b>CITY ATTORNEY</b>		2. FROM: (ORIGINATING DEPARTMENT) <b>CITY PLANNING AND COMMUNITY INVESTMENT/          REDEVELOPMENT DIVISION</b>		3. DATE <b>September 19, 2007</b>	

4. SUBJECT: <b>Streetlight Installation Project - San Ysidro (Companion to Redevelopment Agency)</b>					
5. Primary Contact (Name, Phone & Mail Sta.) <b>Robert Chavez, 236-6263, MS 56D</b>		6. Secondary Contact (Name, Phone & Mail Sta.) <b>Sam Johnson, 236-6265, MS 56D</b>		7. Check BOX if REPORT TO COUNCIL IS ATTACHED <input checked="" type="checkbox"/>	

8. COMPLETE FOR ACCOUNTING PURPOSES					
FUND	10269				9. ADDITIONAL INFORMATION/ESTIMATED COST: <b>Fiscal Impact:</b> <ul style="list-style-type: none"> <li>City to receive up to \$600,000 tax increment funds from the Redevelopment Agency.</li> <li>Annual cost of maintenance per light: \$95</li> <li>Annual cost for electricity per light: \$90</li> <li>Total annual maintenance and electricity costs for 100 lights: \$18,500</li> </ul>
DEPT.	10269				
ORGANIZATION					
OBJECT ACCOUNT	4279				
JOB ORDER					
C.I.P. NUMBER	522930				
AMOUNT	\$600,000				

10. ROUTING AND APPROVALS							
ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVING SIGNATURE	DATE SIGNED
1	Assistant Director, CPCI	<i>Janice Weidrick</i>	8/29/07				
2	Engineering and Capital Projects	<i>Dave Jarrell</i>	9/5/07	7	Auditor	<i>Caryn McGriff</i>	9/10/07
3	Financial Management	<i>Irina Kunits</i>	9/6/07	8	City Attorney	<i>Carol Leong</i>	9-10-07
4	EAS	<i>Ken Peasley</i>	9/29/07	9	Originating Department	<i>Robert Chavez</i>	9-11-07
5	General Services	<i>Mario Sierra</i>	9/10/07				
6	Deputy Chief Operating Officer	<i>William Anderson</i>	9/14/07	10.	Docket Coord: _____ Council Liaison: _____		
				COUNCIL PRESIDENT <i>MS</i> Spob      CONSENT      ADOPTION REFER TO _____ COUNCIL DATE: <b>9/25/07</b>			

11. PREPARATION OF:                      X RESOLUTION(S)                      ORDINANCE(S)                      AGREEMENT(S)                      DEED(S)			
DOCKET OF: <b>September 25, 2007</b>			

11a. STAFF RECOMMENDATIONS: Adopt the resolution to allow the following:	
1. Make necessary findings to accept tax increment to fund the City's installation of streetlights within the San Ysidro Redevelopment Project Area; and 2. Authorize the transfer of funds from Redevelopment Agency to CIP 52-293.0, Installation of Streetlights-Citywide, Fund 10269, Redevelopment Agency Contributions to San Ysidro Projects, for the installation of City-owned streetlights; and 3. Authorize a \$600,000 increase in the Fiscal Year 2008 Capital Improvements Program Budget in CIP 52-293.0, Fund 10269, Redevelopment Agency Contributions to San Ysidro Projects; and 4. Authorize the appropriation and expenditure of \$600,000 from CIP 52-293.0, Fund 10269, Redevelopment Agency Contributions to San Ysidro Projects, contingent upon the City Auditor and Comptroller first certifying funds for this action are available.	

12. SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION.)	
<u>COUNCIL DISTRICT(S):</u>	8
<u>COMMUNITY AREA(S):</u>	San Ysidro
<u>ENVIRONMENTAL IMPACT:</u>	This activity is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301(c) (minor alterations to land).
<u>HOUSING IMPACT:</u>	None with this action
<u>CITY CLERK INSTRUCTIONS:</u> Please send copies of the resolution(s) to Jeannette Santos and Robert Chavez at MS 56D	

## EXECUTIVE SUMMARY SHEET

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DATE REPORT ISSUED: September 19, 2007

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ATTENTION: Honorable Chair and Members of the  
Redevelopment Agency and  
Council President and Members of the City Council  
Docket of September 25, 2007

ORIGINATING DEPARTMENT: City Planning and Community Investment,  
Redevelopment Division

SUBJECT: Installation of Streetlights – San Ysidro

COUNCIL DISTRICT(S): 8

STAFF CONTACT: Robert Chavez, 533-5368, MS 904

REQUESTED ACTION:

## For the Agency:

1. Make necessary findings and authorize the use of tax increment to fund the City's installation of streetlights within the San Ysidro Redevelopment Project Area; and
2. Authorize Agency contribution and transfer of funds to the City of up to \$600,000 for CIP No. 52-293.0, Installation of Streetlights-Citywide.

## For the Council:

1. Make necessary findings to accept tax increment to fund the City's installation of streetlights within the San Ysidro Redevelopment Project Area; and
2. Authorize the transfer of funds from Redevelopment Agency to CIP 52-293.0, Installation of Streetlights-Citywide, Fund 10269, Redevelopment Agency Contributions to San Ysidro Projects, for the installation of City-owned streetlights; and
3. Authorize a \$600,000 increase in the Fiscal Year 2008 Capital Improvements Program Budget in CIP 52-293.0, Fund 10269, Redevelopment Agency Contributions to San Ysidro Projects; and
4. Authorize the appropriation and expenditure of \$600,000 from CIP 52-293.0, Fund 10269, Redevelopment Agency Contributions to San Ysidro Projects, contingent upon the City Auditor and Comptroller first certifying funds for this action are available.

STAFF RECOMMENDATION:

That the City Council and Redevelopment Agency approve the resolutions.

EXECUTIVE SUMMARY:

The requested actions will allow for the installation, replacement, and upgrade of various streetlights within the San Ysidro Redevelopment Project Area. Construction for the installation of approximately 100 new streetlights may begin in late 2008, with a total project cost of up to \$600,000.

~~San Ysidro has a deficient inventory of streetlights which has contributed to the existence of blight and unsafe-lighting conditions within the community. The new streetlights will remove blight and create a safe, walkable environment for San Ysidro residents, visitors, and merchants, and help generate economic vitality for this small border community.~~

Agency staff has been working with community representatives and the office of Council District 8 to identify areas in San Ysidro that are in need of new streetlights. It is proposed that a \$600,000 increase to CIP 52-293.0's budget be approved for the planning and installation of streetlights throughout the San Ysidro Redevelopment Project Area. General target areas for new streetlights will include areas surrounding local schools, community centers, and transit stops (see Attachment 1 – Project Map). Subsequent to the public hearing, specific sites for new lights shall be identified through coordination between the Agency, City, and community representatives from organizations including the San Ysidro Planning and Development Group and San Ysidro Business Association.

Finally, pursuant to California Community Redevelopment Law (CCRL) Section 33445, the Agency is legally authorized to pay for the installation of public improvements if special findings can be made by the Agency. Attachment 2 – Special Findings provides the necessary findings to satisfy the requirements under CCRL Section 33445.

FISCAL CONSIDERATIONS:

The total estimated project cost is \$600,000 – to be funded by San Ysidro tax increment.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

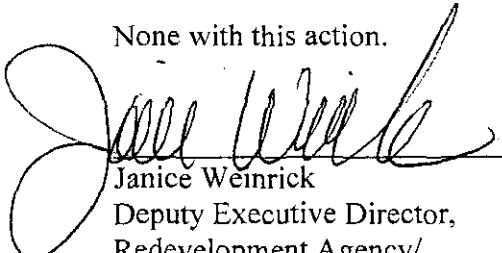
None with this action.

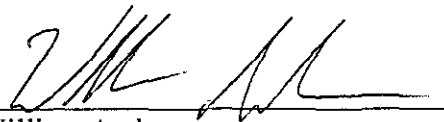
COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

1. Numerous meetings with San Ysidro Business Association (SYBA) for identification of streetlight deficiencies.
2. San Ysidro Planning and Development Group – September 18, 2007 meeting; A verbal report regarding the group's vote will be provided at the hearing.

KEY STAKEHOLDERS & PROJECTED IMPACTS (if applicable):

None with this action.

  
 Janice Weinrick  
 Deputy Executive Director,  
 Redevelopment Agency/  
 Deputy Director,  
 Redevelopment Division

  
 William Anderson  
 Assistant Executive Director,  
 Redevelopment Agency/  
 Director,  
 City Planning and Community Investment

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Attachment 1  
Project Map  
[Behind this Page]

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### ▲ Trolley Stops

 Roads

 Redevelopment Proj Area

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Plot Date: 08/28/07

000593

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Attachment 2  
Special Findings  
[Behind this Page]

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SPECIAL FINDINGS

SUBJECT IMPROVEMENTS:  
STREETLIGHT INSTALLATION PROJECT – SAN YSIDRO REDEVELOPMENT  
PROJECT AREA

I. FINDINGS OF BENEFIT

The subject improvements (Project) for which the Redevelopment Agency of the City of San Diego (Agency) proposes to pay will benefit the San Ysidro Redevelopment Project Area (Project Area) or the immediate neighborhood in which the Project Area is located in that:

- A. These improvements are within the San Ysidro Redevelopment Project.
- B. The Project will enhance portions of the San Ysidro Redevelopment Project Area for the benefit of residents, visitors, and merchants.
- C. The Project will improve the pedestrian safety needs of residents and visitors by the installation of additional lighting at general areas including areas surrounding local schools, community centers, and transit stops.

II. NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means available to the community for financing the Project for which the Agency proposes to pay in that:

City of San Diego

- A. The City's Capital Improvement Project (CIP) Budget is funded primarily with water and sewer fees, a half-cent local sales tax for transportation improvements, development impact fees, State and Federal grants and/or the issuance of bonds. The City's CIP Budget for Fiscal Year 2008 totals \$491.6 million, an increase of \$197.9 million from Fiscal Year 2007. The majority of the increase, \$175.7 million, is for Water and Metropolitan Wastewater CIP projects.
- B. Most major tax revenue categories continue to show signs of growth, although revenue estimates reflect an uncertain economy. Moderate growth is anticipated for most Fiscal Year 2008 major revenues. Major revenue sources include Property Tax, Sales Tax, Transient Occupancy Tax and Franchise Fees.
- C. Funding from the CIP Budget for this project is presently unavailable as other priority public infrastructure projects have been allocated all available CIP funds this fiscal year.

### III. ELIMINATION OF BLIGHTING CONDITIONS

The payment of Agency funds toward the cost of the Project will assist in the elimination of one or more blighting conditions within the San Ysidro Redevelopment Project Area in that:

- A. The Project will upgrade deficient public right-of-way space with new lighting which will improve the image of certain commercial and residential areas of San Ysidro.
- B. The Project will upgrade public infrastructure that does not presently meet City's street lighting standards for commercial, business, and residential corridors.
- C. The improvements will help eliminate economic blighted conditions in that the neighborhood will be enhanced with *crime-deterrent lighting* and provide incentive for private investment, improved maintenance, and increased consumer activity in the surrounding areas.
- D. The Project will correct and upgrade substandard and deteriorated lighting infrastructure and will minimize pedestrian tripping hazards by providing increased lighting.

### IV. PROJECT IS CONSISTENT WITH IMPLEMENTATION PLAN

The payment of Agency funds toward the cost of the Project is consistent with the Third Implementation Plan for the San Ysidro Redevelopment Project Area (Document No. D-04073), adopted October 10, 2006, pursuant to Health and Safety Code Section 33490, in that:

- A. The Project addresses the Implementation Plan's specific goals and objectives including:
  - i. Eliminate and prevent the spread of blight and deterioration and conserve, rehabilitate, and redevelop the Project Area.
  - ii. Improve, promote, and preserve the positive neighborhood characteristics in San Ysidro while correcting its physical and economic deficiencies.
  - iii. Improve, support, and promote the growth and viability of the Project Area's business environment and address the commercial, service, and employment needs of the Project Area.
  - iv. Enhance infrastructure facilities.
- B. The Project improvements are consistent with the Implementation Plan's scheduled Work Program.



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RESOLUTION NUMBER R-

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DATE OF FINAL PASSAGE 

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A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO MAKING CERTAIN FINDINGS WITH RESPECT TO FUNDING PUBLIC IMPROVEMENTS FOR THE STREETLIGHT INSTALLATION PROJECT IN THE SAN YSIDRO REDEVELOPMENT PROJECT AREA AND APPROVING THE ACCEPTANCE OF FUNDING ASSISTANCE FROM THE REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS.

WHEREAS, the Redevelopment Agency of the City of San Diego [Agency] is engaged in activities necessary to carry out and implement the Redevelopment Plan for the San Ysidro Redevelopment Project Area [Project Area]; and

WHEREAS, the City Council of the City of San Diego implements projects to improve economic and physical conditions in the city of San Diego; and

WHEREAS, Agency and City desire to cooperate in the construction of public improvements designed to enhance the appearance, functionality, and safety of existing conditions; and

WHEREAS, City wishes to accept tax increment funds from the Agency in an amount not to exceed \$600,000 for the purpose of installing new streetlights within the Project Area to serve the community's lighting and safety needs for residents and visitors; and

WHEREAS, the City of San Diego will manage the installation of streetlights within the Project - CIP 52-293.0; and

WHEREAS, the Agency proposes to contribute up to \$600,000 from San Ysidro

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Redevelopment funds to assist the City's installation of streetlights within the Project, and

transfer funds from Fund 98570 to Fund 10269; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego, as follows:

1. That the Council finds and determines that the installation of streetlights within the San Ysidro Redevelopment Project Area, for which the Agency proposes to contribute funding, is consistent with the Implementation Plan adopted pursuant to Community Redevelopment Law, Section 33490; is of benefit to the Project Area; that no other reasonable means of financing the improvements is available to the community; and that payment of funds for the costs of the improvements will assist in the elimination of one or more blighting conditions inside the Project Area as more fully described in Attachment 1.

2. That the Mayor, or designee, is authorized to accept up to \$600,000 from San Ysidro redevelopment funds from the Agency for the purpose of the installation of streetlights within the San Ysidro Redevelopment Project Area.

3. That the Council approves a \$600,000 increase in Fiscal Year 2008 Capital Improvements Program budget CIP 52-293.0, Fund 10269.

4. That the Council authorizes the appropriation and expenditure of \$600,000 from CIP 52-293.0, Fund 10269, Redevelopment Agency Contributions to San Ysidro Projects, contingent upon the City Auditor and Comptroller first certifying funds for this action are available.

BE IT FURTHER RESOLVED, that this activity is categorically exempt from the

~~California Environmental Quality Act [CEQA], pursuant to CEQA Guidelines section~~

15301(c).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Carol A. Leone  
Carol A. Leone  
Deputy City Attorney

CAL:cfq  
08/30/07  
Or.Dept:R.A.  
R-2008-175  
Aud.Cert.: 2800183  
Redevelopment: Companion RA-2008-30  
MMs35247

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of \_\_\_\_\_.

ELIZABETH S. MALAND  
City Clerk

By \_\_\_\_\_  
Deputy City Clerk

Approved: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

Vetoed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
JERRY SANDERS, Mayor

ATTACHMENT 1

SUBJECT IMPROVEMENTS:  
STREETLIGHT INSTALLATION PROJECT –  
SAN YSIDRO REDEVELOPMENT PROJECT AREA

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- B. The Project improvements are consistent with the Implementation Plan's scheduled Work Program.